

**District Three Implementation Committee  
Meeting Minutes  
December 15, 2008**

**Call to Order:**

The meeting was called to order at 5:33 pm in Meeting Room 2060 at Fresno City Hall by Chairman Tate Hill.

The roll was called with the following members present:

Jim Tate Hill II  
Crystal Jackson  
Abraham Lopez  
Elliott Balch  
Charles Dowling  
Margie Reisz (arrived at 5:36 pm)

Absent: Marlin Keeling

Others present: Marwan Youself, Sophia Pagoulatos, Staff with the Planning and Development Department, and Gregory A. Barfield, Staff to the Committee from the Office of Councilmember Sterling.

**Approval of Minutes:**

**Motion** by Dowling and **Second** by Jackson to approve minutes for December 1, 2008 with Balch not voting.  
**Passes.**

**Review of Projects:**

**Tentative Map 5833, R-07-05, S-07-194      South side of Jensen Avenue between  
Walnut Avenue and Martin Luther King Jr  
Boulevard**

Applicant Marwan Youself provided the committee with an overview of this ten lot housing project.

Applicant reviewed the landscaping, egress and ingress to and from Jensen Avenue. Houses are single level with floor plan for plan A at 1,900 sq. ft and plan B at 2,000 sq. ft. Parking for residents in two-car garages. Also, each driveway is deeper, allowing for two additional cars to park.

Further questions about on street parking, six feet block wall between each home. Fire and community sanitation have okayed the project.

### **Review of Projects (continued)**

The committee was concerned about the six feet block walls between each home look of on-street parking due to the possibility of having large families based on 3/ 4 bedrooms that may be in each home, and access to open space. Questions about target market for homeowners. Applicant states there had been interest by the City of Fresno on possible affordable housing project but nothing at this time.

There were further questions about:

- Homeowners Association vs. C.F.D.
- Open space nearest park location
- Parking on street at least on one side

**Motion** by Hill and second by **Jackson** to approve Tentative Map 5833, R-07-05 and S-07-194 with the following items to be addressed between now and the final map:

- on-street parking on one side, if possible
- fencing between houses with block or wood options
- request for trees along the Westside of the project in the backyard as a buffer
- CFD vs. Homeowners Association and the cost for each
- fireplaces using gas

**Passes** on a voice vote.

### **CUP 08-063                      1022 West North Avenue**

**Motion** by Reisz and **Second** by Dowling to deny the project at this time, based on insufficient information in the application. If additional information is presented to the committee, they would like to review this application at that time.

**Passes** with Lopez and Balch not voting.

### **S-08-083                      2531 East Edgar Avenue**

The committee had questions about the project and requested the applicant to be present. Questions included manufacturing process, boiler usage pollutions released in air and if any odor is emitted.

### **Project Updates/ Informational Items**

South Stadium EIR Draft is in and the comment period is open until January 12, 2008.

Cottonwood Creek (Site Plan S-06-353) revocation will be heard at Planning Commission on December 17, 2008.

**Motion** by Reisz and **Second** by Jackson to adjourn the meeting.

The committee thanked the staff for the tight dinner provided for tonight's meeting.

The meeting was adjourned at 7:24 pm.